

177.0

0002

0026.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
653,700 / 653,700
653,700 / 653,700
653,700 / 653,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: COHEN ILENE	
Owner 2: JACOBY SUSAN	
Owner 3:	

Street 1: 71 PIEDMONT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WEST EDITH/ LIFE ESTATE -

Owner 2: PEACOCK NANCY -

Street 1: 71 PIEDMONT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4986		Sq. Ft.	Site		0	70.	1.14	6									398,706						398,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4986.000	255,000		398,700	653,700		119482
							GIS Ref
							GIS Ref
							Insp Date
							08/31/18

Source: Market Adj Cost Total Value per SQ unit /Card: 523.80 /Parcel: 523.80

Entered Lot Size Total Land: Land Unit Type:

Total Card / Total Parcel
653,700 / 653,700
653,700 / 653,700
653,700 / 653,700

Patriot
Properties Inc.

!13875!

PRINT

Date	Time
12/30/21	17:53:18

LAST REV

Date	Time
12/23/19	10:27:33

13875

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
WEST EDITH/ LIF	36035-20	8/1/2002	365,000 No No
WEST EDITH	30744-522	10/7/1999 Family	1 No No
MCVITY RICHARD	24006-536	12/8/1993	1 No No A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1100	New Wind	15,055	C				
4/7/2016	390	Re-Roof	8,800				REROOF	
6/7/2012	720	Redo Bat	9,675	C				
5/4/2012	570	Manual					DUMPSTER	
5/4/2012	571	Add Bath	12,500				ADD 2ND FLOOR DORM	

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
6/20/2012	Info Fm Prmt	BR	B Rossignol
11/15/2008	Meas/Inspect	336	PATRIOT
3/31/2000	Inspected	263	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	243	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 5 - Cape	1	Rating: Good		A Bath: 1	Rating: Very Good			of= sink in basement.										
Sty Ht: 1T - 1 & 3/4 Sty				3/4 Bath:	Rating:													
(Liv) Units: 1	Total: 1			A 3QBth	Rating:													
Foundation: 1 - Concrete				1/2 Bath:	Rating:													
Frame: 1 - Wood				A HBth:	Rating:													
Prime Wall: 1 - Wood Shingle				OthrFix: 1	Rating: Fair													
Sec Wall:		%																
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: GRAY																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1								
Year Blt: 1957	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Frl:	Rating:			Other										
Jurisdct: G13	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDOS INFORMATION				Lower										
Avg Ht/FL: STD				Location:				Totals	RMS: 6	BRs: 3	Baths: 1	HB						
Prim Int Wal: 2 - Plaster				Total Units:														
Sec Int Wall:		%		Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors:		%																
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 177.0-0002-0026.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	1	6X8	A	AV	1970	0.00	T	39.2	101						
More: N	Total Yard Items:									Total Special Features:								
Total:																		